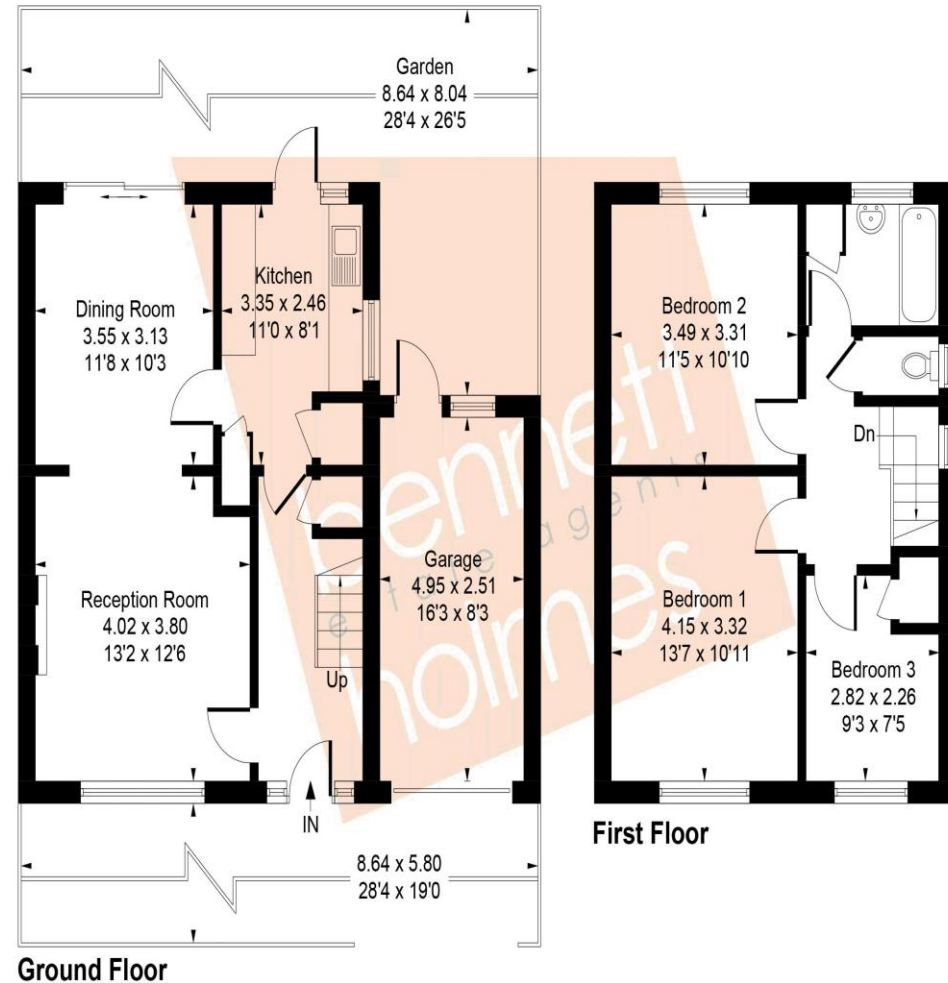


Godfrey Avenue, Northolt

Approximate Gross Internal Area
 Ground Floor = 46.30 sq m / 498 sq ft
 First Floor = 45.53 sq m / 490 sq ft
 Garage = 13.00 sq m / 140 sq ft
 Total = 104.83 sq m / 1128 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
 Borough of Ealing
 Council Tax Band D- £2,138.53
 EPC- C

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Godfrey Avenue Northolt UB5 5LY

Price Guide: £535,000



Bennett Holmes are pleased to offer this three bedroom semi detached house located in a residential location in Northolt. The property is situated within one mile from Northolt's Central Line tube station and is within easy access of the A40 in and out of London. The property is also convenient for local bus links and local schools. Other benefits include a through lounge, gas central heating, double glazing, front and rear gardens. There is a garage accessed via own drive providing off street parking and potential to extend the property STPP. No upper chain!



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE OWN DRIVE
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP.
- NO UPPER CHAIN

**Godfrey Avenue
Northolt
UB5 5LY**

Price Guide: £535,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the kitchen. At the rear of the through lounge there are patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer an integrated four ring gas hob with an integrated electric oven. There is plumbing for a washing machine, space for a fridge/ freezer and a door to the rear garden. Stairs lead up to the first floor landing with doors to three bedrooms, the bathroom and the separate WC. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 30 ft which is mainly laid to lawn with a patio area.

To the side of the property is garage which can be accessed via own drive. The garage can also be accessed via the rear garden.

To the front of the property is a front garden and off street parking, in front of the garage.

